

## Bolsa Chica Restoration Project “Fieldstone” Component Project Description

The “Fieldstone” property is currently owned by Hearthside Homes and occupies about 42.5 acres along the eastern edge of the Bolsa Chica Lowland Restoration Project. This property is about 3,643 feet long running northwest to southeast from the East Garden Grove-Wintersberg Flood Control Channel to about Whitford Avenue dead end (see property limits figure). It is roughly shaped like a bow tie and is about 435 feet wide at its ends and 211 feet at its narrow middle. While all of the present day Fieldstone property was tidal salt marsh 106 years ago, the northwest half of the property has been severely modified by the deposition of imported fill, probably in the 1970's when the adjacent houses were built. The northern half of the “Fieldstone” property has been left open to trespass for several decades, has about 4-6 feet of imported fill which is covered primarily with upland weeds and trampled open areas, but with a small patchwork of surviving wetland vegetation (pickleweed). It is possibly that contaminated soils were brought into the site decades ago but which were only recently discovered there. The grading work needed to restore the northwest half of the property to muted tidal wetlands is largely confined to the weedy or barren upland areas, thus increasing the acreage of wetland habitats while largely avoiding disturbance to existing wetlands patches. The southeastern half of the property was not filled and has been protected from trespass by the fence around the oil field. The southernmost half of the property is also contiguous with the muted tidal area of the restoration project, free of contamination, dominated by pickleweed, and near historic salt marsh elevations. The southeastern half of the property will be enhanced by including them in the muted tidal area of the Bolsa Chica restoration project.

The Bolsa Chica Restoration Project Steering Committee has several objectives in our effort to bring the “Fieldstone property” into the larger restoration project that is already under way.

Those objectives are:

- a) acquire the property into public ownership free of contamination;
- b) facilitate the removal of hazardous levels of polychlorinated bi-phenols (PCB);
- c) restore salt marsh wetland habitats by cutting the old imported fill away, but balancing cut and fill onsite;
- d) realign our fence line and groundwater barrier to include the property into the larger wetland;
- e) prepare a potential location for an administrative office for the long-term land manager, with public street access;
- f) avoid preempting public access trail options along the property boundary and outside the wetlands.

Objectives a) and b) can be achieved through the purchase and sale agreement between the seller, Hearthside Homes, Inc. and the State Lands Commission (SLC), and implementation of the approved Remedial Action Work Plan (RAWP, available at: <http://dtsc.ca.gov/SiteCleanup/Fieldstone/index.html>) approved by the Department of Toxic Substances Control (DTSC). The SLC will deposit the purchase funds into an escrow account. The Fish and Wildlife Service (FWS) who administers the restoration project construction contractor will see that the PCB cleanup is conducted in accordance with the DTSC approved RAWP, under FWS direction. FWS will be reimbursed from the funds in the escrow account and with the responsible party,

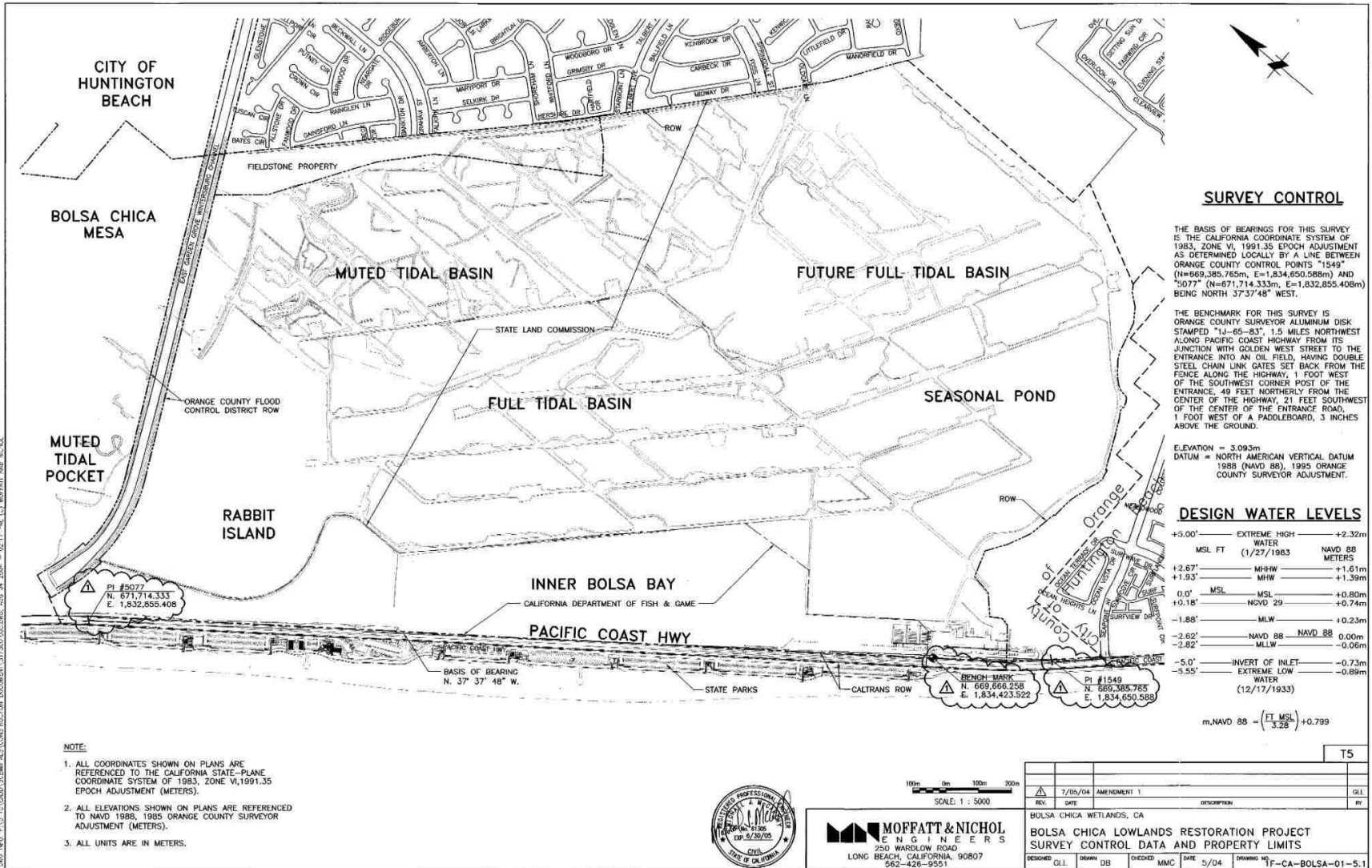
Hearthside Homes, Inc., signing manifests and retaining cleanup responsibility. DTSC will assert oversight and accept completion.

The area of PCB contamination that needs to be excavated and hauled offsite pursuant to the DTSC approved RAWP is identified in Figure 1. Excavation and removal of PCB contaminated soil (about 6,780 cubic meters) would leave behind an undesirable pit. PCB contaminated material would be hauled via restoration project haul roads, out the Seapoint gate and offsite to an appropriate disposal site. FWS would re-contour this area using clean soil from elsewhere on the site (Figure 2.). Some seasonal pond and wetland (a few tenths of an acre) must be destroyed in order to remove the PCB's but will be more than offset by the restoration effort that will follow the PCB removal converting the wetland area to intertidal salt marsh habitat.

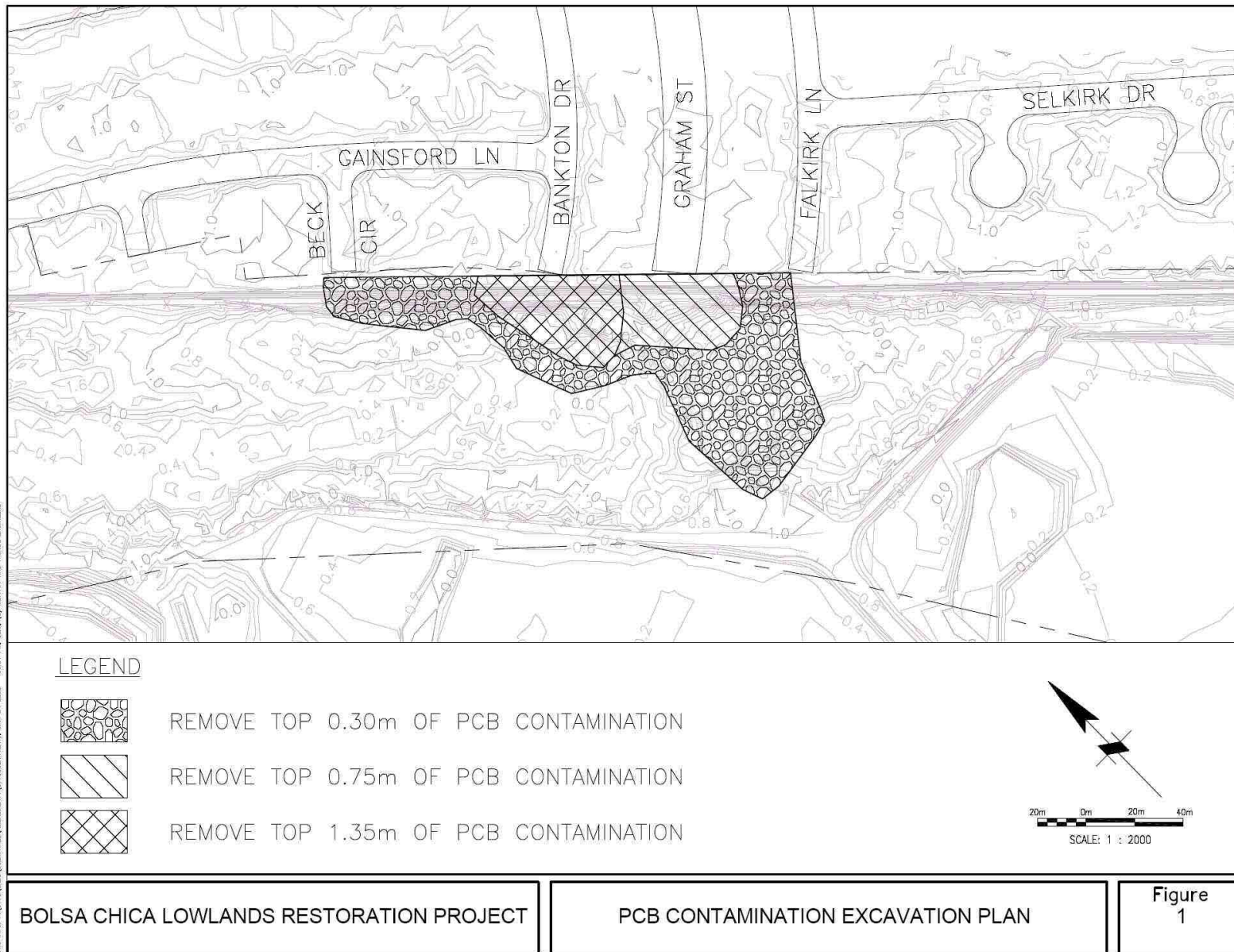
The restoration objective c) requires that some of the high ground be excavated down enough for it to fall within the range of seawater influence once connected to the muted tidal basin (about 7,380 cubic meters of cut and 6,059 cubic meters of fill). Cut to the planned elevations will be very conducive to salt marsh recruitment. Figures 3 and 4 show the cut and fill areas to fulfill the restoration objective, exclusive of the PCB excavation, and the culverts, ditches (about 570 meters total length) and low berms (about 202 meters total length) needed to establish good water circulation and separate the hydraulic units of the muted tidal area. This cut soil would largely be utilized to reshape the existing low earthen berm along the eastern edge of the property and to re-contour the pit where PCB's had been removed (Figure 5).

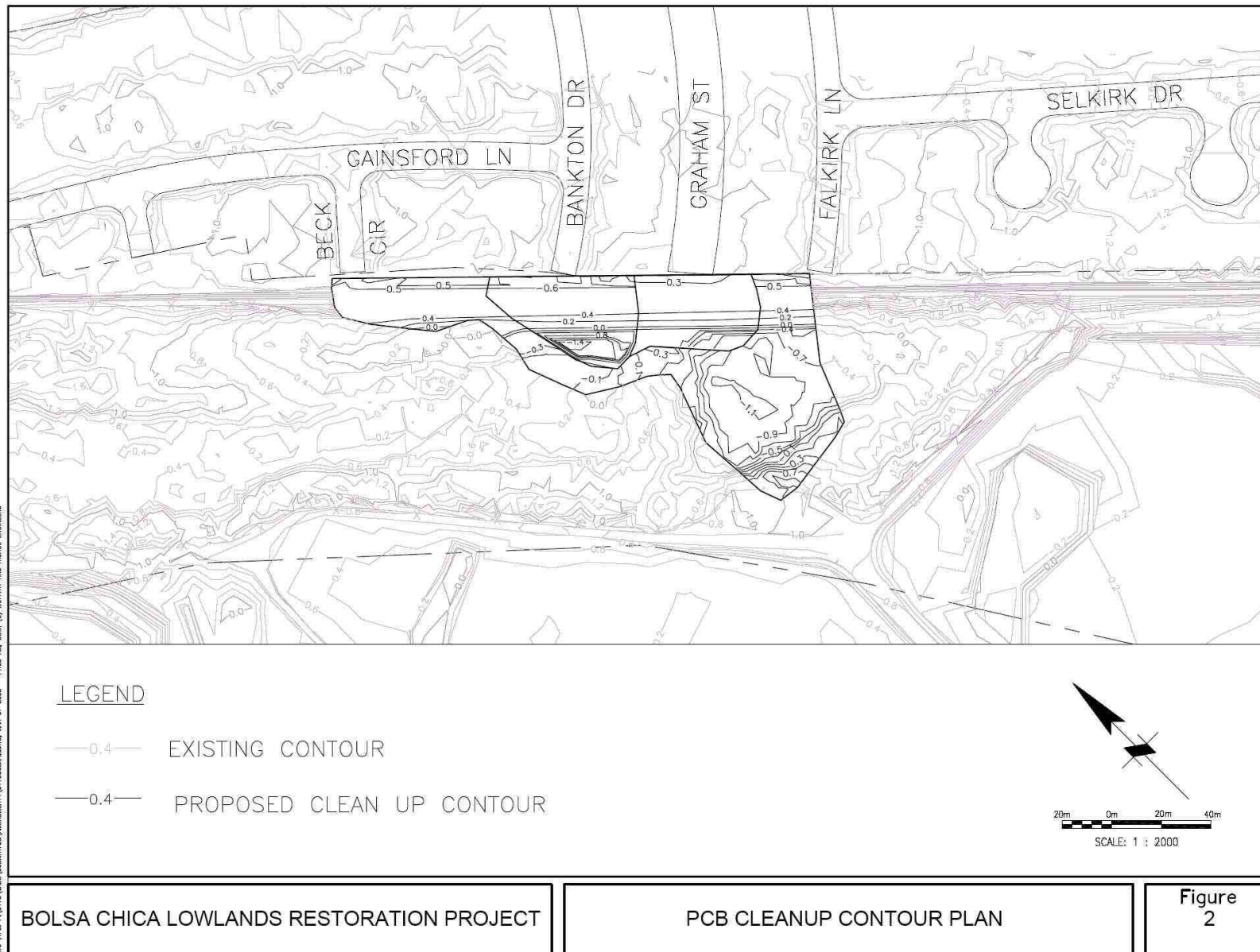
Figure 5 also depicts a narrow road and a 35 by 25 meter pad (116 ft x 83 ft). The intention is to leave the opportunity to place an administrative office for the long-term land manager. This location would not be open to the public, not be a visitor or interpretive facility, but could provide access from the dead end of a public street (Graham St.) which has no residential addresses. Currently, the restoration area has no access point that does not cross another owner's property. The likely buildings to be relocated there are those currently used as "temporary" administrative offices for the construction project due to conclude in 2006. However, no arrangements have been made for utilities nor City of Huntington Beach street access. Whether there will be any building there or not remains to be seen, however the access road is warranted. The foot print of this road and building pad is entirely within either the PCB cleanup area or the weed dominated upland area that will be excavated on either side. Thus, no existing wetland habitat would be lost due to this small feature.

Once the PCB's are cleaned up and acquisition of the property is assured, the groundwater barrier would be constructed near the eastern edge of the property along an existing berm, so as to allow for muted tidal restoration on the Fieldstone property. If the groundwater barrier were constructed on the west, or wetland side of the property, it probably could never be restored to any productive wetland habitat type. In order to protect the restored wetland and maintain the security of the continuing oil field operation, the security fence would be constructed on the wetland side of the existing berm.



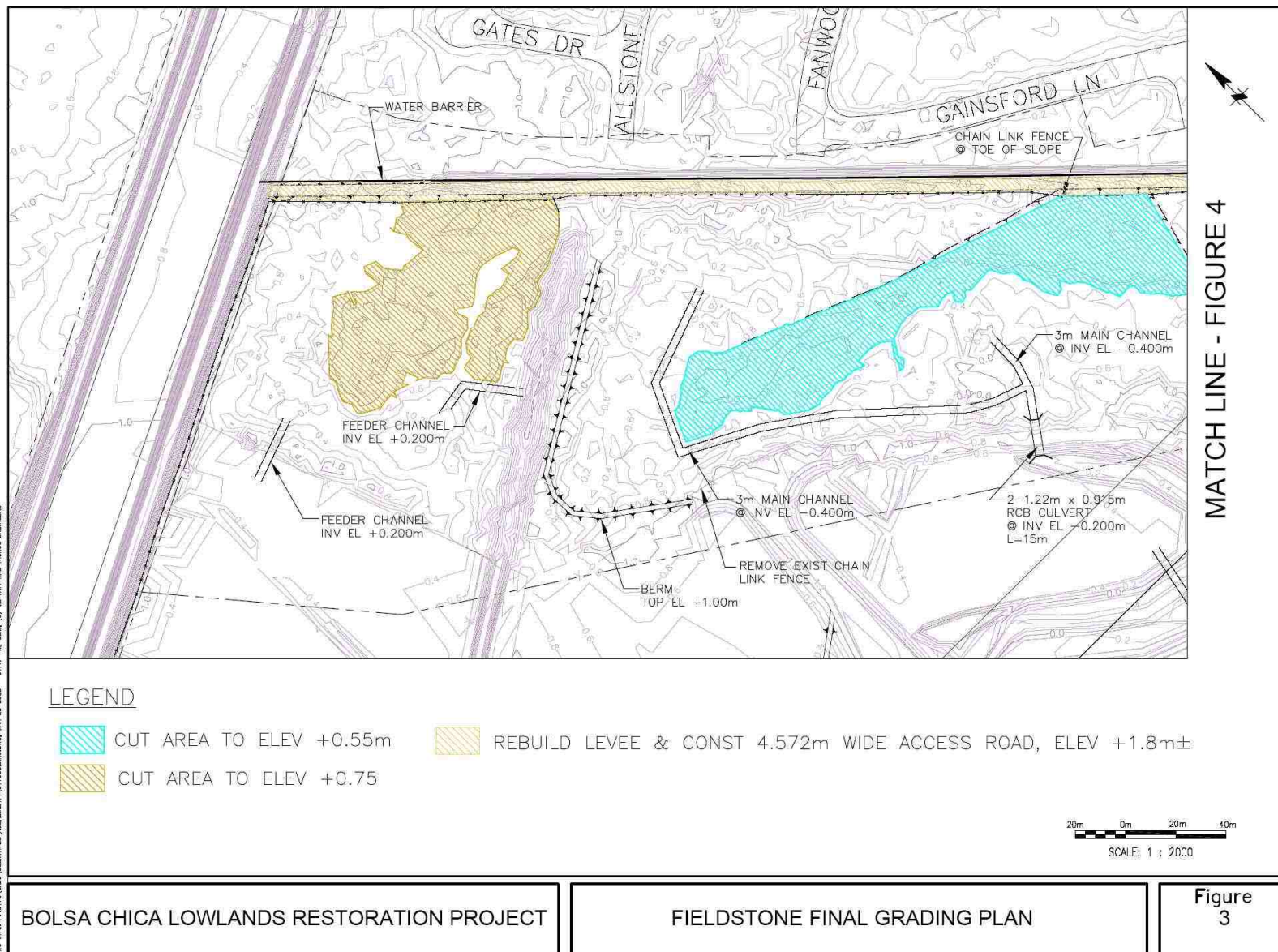
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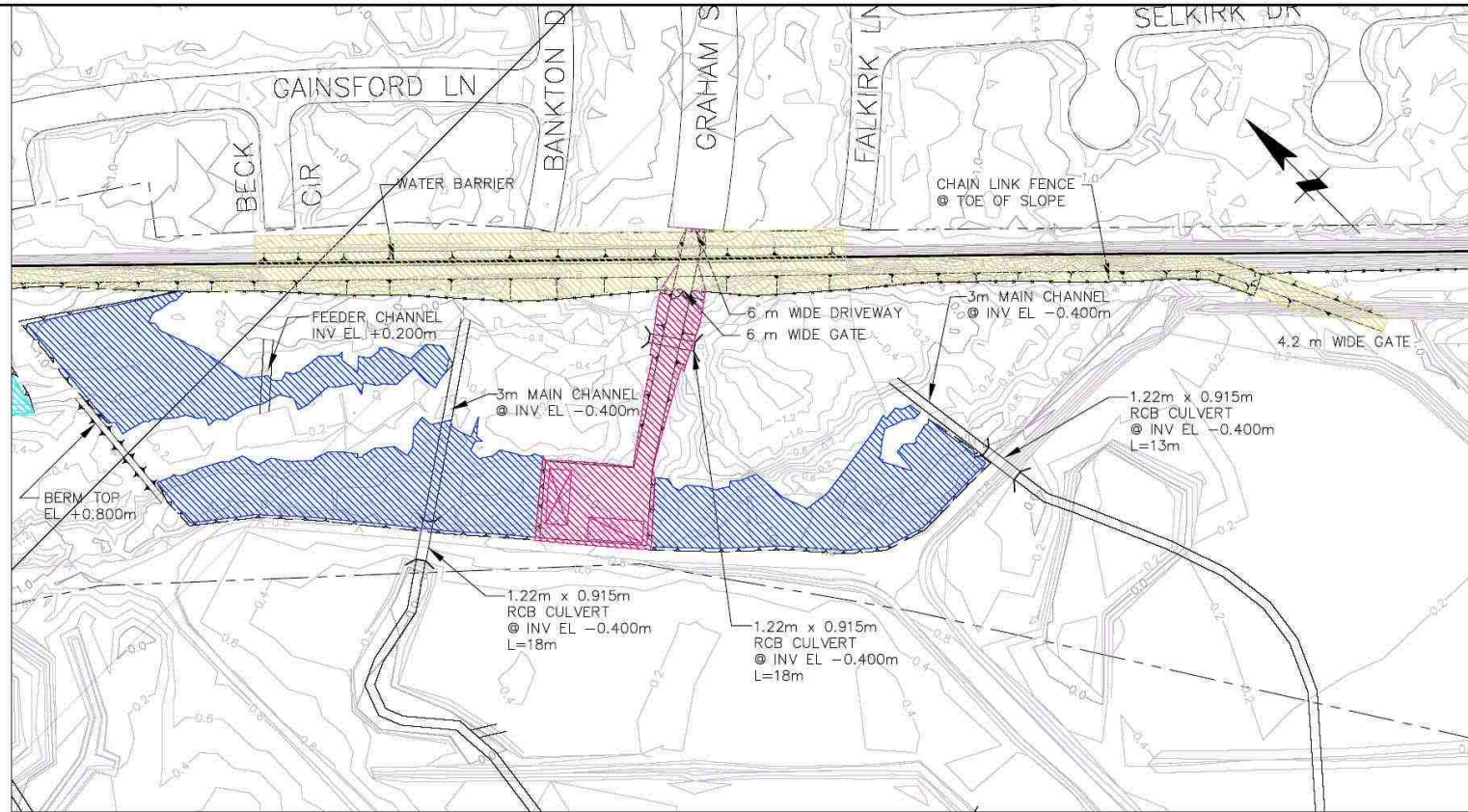


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MATCH LINE - FIGURE 3



LEGEND

- POTENTIAL ADMINSTRATIVE OFFICE PAD
- CUT AREA TO ELEV +0.4m
- REBUILD LEVEE & CONST 4.572m WIDE ACCESS ROAD, ELEV +1.8m±
- CUT AREA TO ELEV +0.55m

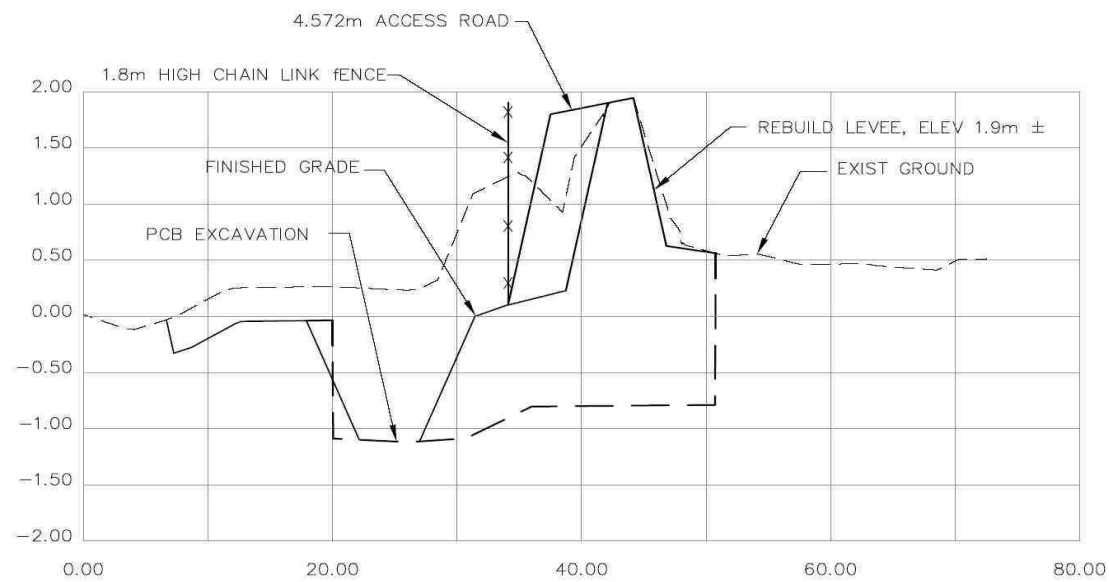


BOLSA CHICA LOWLANDS RESTORATION PROJECT

FIELDSTONE FINAL GRADING PLAN

Figure  
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BOLSA CHICA LOWLANDS RESTORATION PROJECT - CIVIL ENGINEERING - MAY 24, 2002 - (C) M. J. MURPHY AND M. J. MURPHY



LEVEE/ACCESS ROAD SECTION



BOLSA CHICA LOWLANDS RESTORATION PROJECT

LEVEE/ACCESS ROAD SECTION

Figure  
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